

6.7 - R-4 MEDIUM DENSITY RESIDENTIAL DISTRICT

6.7.1 PERMITTED USES:

Within the R-4 Medium Density Residential District the following uses are permitted:

- 6.7.1.1 All uses permitted in the R-3 Medium Density Residential District provided all other R-4 requirements are observed.

6.7.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.7.2.1 All Special Exceptions permitted in the R-3 Medium Density Residential District;

- 6.7.2.2 Day-care centers and private dancing schools that are established to offer instructions to persons of pre-school, elementary, and secondary school age, provided:

- A. No more than 100 children are cared for in day-care centers and no more than 20 students are given instruction at one time in dancing schools;

- B. These uses are not permitted to be located on cul-de-sacs;

- C. If access is gained from an arterial or collector street, a paved driveway connected to the arterial or collector street must be provided. This driveway must include an exit and an entrance to facilitate safe, off-street loading and unloading which does not require backing into the street; and

- D. The maximum permitted floor area of the principal building shall be five thousand (5,000) square feet.

- 6.7.2.3 Golf Courses provided:

- A. The golf course consists of a minimum of ten (10) acres open space;

- B. The property was previously used for a golf course within the last five years, and such use was found then to be a satisfactory and compatible use, and is considered to still be satisfactory and compatible by review by the Board of Zoning Appeals;

- C. The golf course is located on an arterial or collector street, and all access to the golf course, including its parking areas, club house, etc. is gained from the designated arterial or collector;
- D. The clubhouse, parking, and any accessory buildings are no closer than fifty (50) feet to any property line;
- E. The sale of merchandise is limited to an enclosed area no larger than four hundred (400) square feet, and this use shall be clearly incidental to the golf course use;
- F. The sale of food is restricted to the club house, is limited to no more than four hundred (400) square feet, and is clearly incidental to the golf course function;
- G. One sign shall be permitted and shall be oriented to the street giving access to the property. The size, setbacks, and any lighting restrictions shall be the same as for other nonresidential uses permitted within the applicable zone; and
- H. Noise and glare are to be minimized as follows: loud speakers, juke boxes, public address systems, electric amplifiers, and similar electronic devices shall not be permitted.

6.7.2.4 Restaurants, museums, or art galleries provided:

- A. The structure was constructed prior to 1864;
- B. The use shall be allowed only in structures that are recognized as architecturally, historically, or culturally significant and that, through renovation and use as a restaurant, museum, or art gallery, will contribute significantly to the ambiance, character, or economic revitalization of the neighborhood. In demonstrating compliance with this condition, the petitioner shall provide a brief history of the residence that illustrates its architectural, historical, or cultural significance;
- C. The structure shall be located on an arterial or collector street;
- D. The structure shall be adjacent to a nonresidential zoning district;
- E. No exterior alterations, other than those necessary to assure safety of the structure or are consistent with the architectural, historical, or cultural significance of the structure shall be permitted;

- F. Parking shall be located at the rear or side of the building and not be visible from any public right-of-way (excluding alleys) or adjacent residential property; and
- G. Noise is to be minimized. Outdoor loudspeakers, public address systems, and similar electronic devices shall not be permitted.

6.7.2.5 Bed-and-breakfast inns, provided:

- A. There shall be no more than twelve (12) registered adult guests at one time and a current guest register must be kept by the owner (or manager);
- B. The owner (or manager) must reside on the premises;
- C. Parking shall not be visible from any public right-of-way (excluding alleys) or adjacent property;
- D. All necessary state and city permits, certifications, or requirements be obtained as a condition of a bed-and-breakfast inn service;
- E. No exterior alterations, other than those necessary to assure safety of the structure, shall be made to any building for the purpose of providing bed-and-breakfast;
- F. No bed-and-breakfast inn may be located within fifteen hundred (1,500) feet (determined by a straight line and not street distance) of another;
- G. The structure shall be located on an arterial or collector street; and
- H. The property shall be a minimum lot size of one (1) acre.

6.7.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.7.3.1 Minimum Lot Size:

- A. Minimum lot size shall be seven thousand (7,000) square feet; and
- B. Minimum lot width shall be fifty (50) feet.

6.7.3.2 Density:

Maximum density shall be fourteen (14) dwelling units per acre.

6.7.3.3 Yard Area:

A. Front Yard:

Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.

B. Side Yard:

Minimum side yard setback shall be eight (8) feet.

C. Rear Yard:

Minimum rear yard setback shall be thirty (30) feet.

6.7.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty-five (35) percent of the total lot area.

6.7.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.

6.7.6 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all uses required in R-3, Subsection 6.6.6, and for dance schools, golf courses, and multi-family developments along their public street frontages in accordance with Article XI, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.

6.7.7 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.